

# **NEWINGTON TOWN PLAN AND ZONING COMMISSION**

**Wednesday, May 25, 2011**  
**Town Hall, Town Council Chambers**  
**131 Cedar Street, Newington, CT 06111**  
**7:00 p.m.**

## **A G E N D A**

### **I. ROLL CALL**

### **II. PUBLIC HEARINGS**

- A. Petition 09-11 – Toll Brothers, Inc. 53 Church Hill Road Newtown, CT 06460 applicant, Marcap LLC owner, request Zone Map Amendment from CD (Commercial Development District) to R-12 (Residential Use District) for a 28.5 acre parcel adjacent to East Cedar Street Assessor Map 11-335.00A.
- B. Petition 12-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request approval for open space subdivision development, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor's Map Block Lot No. 11/329/000, R-20 Residential Zone District.
- C. Petition 13-11 – Toll Brothers, 53 Church Hill Road Newtown, CT 06460 applicant, Balf Company owner request for Special Permit Section 6.8 Zoning Regulations for open space subdivision, 71 lots single family homes, 73.7 acres for property north of Old Highway and west of Russell Road, Assessor's Map Block Lot No. 11/329/000, R-20 Residential Zone District.

### **III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)**

### **IV. MINUTES**

May 11, 2011 – Regular Meeting

### **V. COMMUNICATIONS AND REPORTS**

**VI. NEW BUSINESS**

None

**VII. OLD BUSINESS**

- A. Petition 10-11 – 151 Rockwell Road Curley Properties LLC owner and applicant, request site plan modification to add 9,375 square feet for warehouse space use, contact Alan Bongiovanni BGI Land Surveyors 170 Pane Road Newington, PD Zone District. (Note: Approval by Newington Development Commission granted May 4, 2011) Sixty-five day decision period ends June 17, 2011.
- B. Petition 14-11 – Newington Town Plan and Zoning Commission, applicant 131 Cedar Street, Newington Connecticut request for zone regulation amendments Section 6.2.1(E) digital time and temperature, and fuel product display signs and Section 9 Definition: Sign, Mechanical and Digital. Public hearing closed May 11, 2011. Sixty-five day decision period ends July 22, 2011.

**VIII. PETITIONS FOR SCHEDULING (TPZ June 8, 2011 and June 22, 2011)**

- A. Petition 16-11 – 2553 Berlin Turnpike, Holiday Inn Express site, Newington Hotel Partners, LLC owner, Arncos Sign Company Inc. 1133 Broad Street Wallingford, CT 06492, attention Marc Cohen request for Special Exception Section 6.2.4 pylon sign, B-BT Zone District. Schedule for Public Hearing June 22, 2011.

**IX. REMARKS BY COMMISSIONERS**

**X. STAFF REPORT**

**XI. PUBLIC PARTICIPATION**

(For items not listed on agenda)

**XII. CLOSING REMARKS BY CHAIRMAN**

**XIII. ADJOURNMENT**

Submitted,

Edmund J. Meehan, Town Planner